



PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

January 17, 2001

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PRESENT: Commissioners Alcorn, Byers, Dubois, Hall, Kelso, Koch, Murphy, Moon, Palatiello, Smyth, Wilson

ABSENT: Commissioner Harsel

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The meeting was called to order at 8:20 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

SEA-84-M-121 - WESTMINSTER SCHOOL, INC.

(Decision Only - Public Hearing was held on January 10, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SEA-84-M-121, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 16, 2001, REVISED AS FOLLOWS:

CONDITION NUMBER 5, THE LAST SENTENCE, DELETE EVERYTHING AFTER THE WORD "COMMITTEE" AND INSERT: "AND THE MASON DISTRICT SUPERVISOR'S OFFICE WILL BE NOTIFIED IN WRITING AT LEAST TWO WEEKS PRIOR TO THE EVENT."

ADDITIONALLY, DELETE THE LAST SENTENCE OF CONDITION NUMBER 19: "REFUSE AND TRASH REMOVAL SHALL BE PERMITTED ONLY BETWEEN THE HOURS OF 6:30 A.M. TO 6:30 P.M. WEEKDAYS."

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTHERN, WESTERN AND NORTHERN PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SEA PLAT AND AS CONDITIONED.



Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY BOUNDARY AS CONDITIONED.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE REQUIREMENT THAT THE USABLE OUTDOOR RECREATION AREA SHALL BE LIMITED TO THE AREAS OUTSIDE THE LIMITS OF THE REQUIRED FRONT YARD.

Commissioner Byers seconded the motion which carried by a vote of 9-0-1 with Commissioner Kelso abstaining; Commissioner Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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FS-H00-104 - METRICOM, 2411 Dulles Corner Park

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, AT 2411 DULLES CORNER PARK, IN FS-H00-104, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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FS-L00-114 - METRICOM, 3900 San Leandro Place

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION BY STAFF THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, FOR THE BROADCASTING TOWER LOCATED AT 3900 SAN LEANDRO PLACE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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FS-L00-116 - METRICOM, 7711 Loisdale Road

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE STAFF DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, FOR THE EXISTING MONOPOLE LOCATED AT 7711 LOISDALE ROAD, IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Hall and Wilson not present for the vote; Commissioner Harsel absent from the meeting.

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Commissioner Murphy announced his intention to defer the public hearing on SE-00-S-038, Jagdish Berry, from February 1, 2001 to March 28, 2001.

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RZ-2000-MA-036 - S&R DEVELOPERS, INC.

(Decision Only - Public Hearing was held on January 10, 2001)

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF RZ-2000-MA-036, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 16, 2001, AS AMENDED THIS EVENING BY THE APPLICANT'S REPRESENTATIVE, SPECIFICALLY, LANGUAGE UNDER PROFFER NUMBER 8, " . . . WITHOUT REQUIRING A PROFFER INTERPRETATION OR THE APPROVAL OF A PROFFERED CONDITION AMENDMENT" WILL BE DELETED FROM NUMBER 8.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Harsel absent from the meeting.

Commissioner Hall MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE MINIMUM DISTRICT REQUIREMENT.

Commissioner Byers seconded the motion which carried by a vote of 10-0-1 with Commissioner Kelso abstaining; Commissioner Harsel absent from the meeting.

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In accordance with Planning Commission Bylaws, Chairman Murphy announced that the election of officers would take place on Thursday, January 18, 2001.

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Chairman Murphy noted with sadness the passing of Lena Wyckoff, mother of former Planning Commission Executive Director, Jim Wyckoff. He spoke about Mrs. Wyckoff's work to preserve the heritage of Fairfax County, specifically in the rebuilding of the Fairfax Station Railroad Museum. Chairman Murphy expressed the Commission's sympathy to the Wyckoff family.

RZ-2000-HM-063 - AC ASSOCIATES II LIMITED PARTNERSHIP
SE-00-H-035 - AC ASSOCIATES II LIMITED PARTNERSHIP

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-2000-HM-063, SUBJECT TO THE EXECUTION OF THE PROFFERS CONSISTENT WITH THOSE DATED JANUARY 17, 2001.

Commissioners Byers and DuBois seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE 75-FOOT MINIMUM DISTANCE REQUIREMENT FROM THE DULLES AIRPORT ACCESS ROAD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-035, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 17, 2001.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE EASTERN AND NORTHERN PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE GDP/SE PLAT AND AS CONDITIONED IN THE DEVELOPMENT CONDITIONS.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE BARRIER REQUIREMENT ALONG THE EASTERN AND NORTHERN PROPERTY LINES.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

Commissioner Palatiello MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE DULLES AIRPORT ACCESS ROAD.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

RZ-2000-SU-021 - EQUITY HOMES, LP

Commissioner Koch MOVED THAT (THE DECISION ONLY ON) RZ-2000-SU-021 BE DEFERRED, LEAVING THE RECORD OPEN FOR WRITTEN COMMENT, UNTIL FEBRUARY 7, 2001.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioner Harsel absent from the meeting.

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The meeting was adjourned at 10:05 p.m.

Peter F. Murphy, Jr., Chairman